
Minutes
Regular Meeting
July 13, 2016

Present: Mayor Kenneth Neilson, Council Members Troy Belliston, Kolene Granger, Thad Seegmiller, Jeff Turek, City Attorney Jeff Starkey, City Manager Roger City, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Police Chief Jim Keith, Community Development Director Drew Ellerman, Audience: Jim Bray, Linda Bray, Dave Nielsen, Ben Willits, Jim Raines, Lori Raines, Troy Bowler

Excused: Council Member Garth Nisson

Meeting commenced at 6:00 P.M.

Invocation: Council Member Turek

Pledge of Allegiance: Council Member Belliston

1. APPROVAL OF THE AGENDA

Council Member Granger made a motion to approve the agenda. Council Member Turek seconded the motion; which passed with the following roll call vote:

Council Member Belliston. Aye
Council Member Granger. Aye
Council Member Seegmiller Aye
Council Member Turek Aye

2. ANNOUNCEMENTS

Mayor Neilson stated the 24th of July celebration will be held on Saturday, the 23rd of July. There are several events schedule, for a complete itinerary please visit daysof47dixie.com.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 06/22/16.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for June 2016

Council Member Turek made a motion to approve the agenda. Council Member Belliston seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Seegmiller Aye
Council Member Turek Aye*

5. SPECIAL EVENT

A. Consideration to amend the date of an approved Special Event granted to LDS Church Family Fun Run to 10/22/2016. Applicant: Jim Bray

Jim Bray explained the event was previously approved over Easter Weekend. However, there were unable to make the original date work. They are asking for approval to move the Special Event to 10/22/2016.

Council Member Belliston made a motion to approve a request to amend the date of an approved Special Event granted to LDS Church Family Fun Run to 10/22/2016. Council Member Granger seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Seegmiller Aye
Council Member Turek. Aye*

6. PRELIMINARY PLAT

A. Consideration to approve a Preliminary Plat the Coral Canyon Town Center Villas, located at approximately Canyon Greens Drive and Coral Canyon Boulevard. Applicant: Jack Fisher Homes, Ben Willits

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a Preliminary plat for the Coral Canyon Town Center Villas subdivision, located at the northwest corner of Canyon Greens Drive and Coral Canyon Blvd.. The applicant is proposing 45 units on an area of coverage of 6.70 acres. The zoning designation at this particular location is Planned Community Development (PCD), with a land use of Multiple-Family Recreational as per the Land Use Map of the PCD.

Recently the Planning Commission and City Council approved an amendment to the Coral Canyon PCD Land Use Map, changing this area from Commercial use to the Multiple-Family

Recreational use, which allows for short-term (vacation) rentals. Each unit will have a garage (small units - single car, and large units - oversized single car garage), entering directly off of the alley ways. There is also an extra 77 parking stalls through the development, for a total of 122 parking stalls. The project will also be installing its recreation center will clubhouse and pool/play area. (see attached elevations and plat layout)

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

The Planning Commission unanimously recommended approval of the Preliminary plat for the Coral Canyon Town Center Villas subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
12. The vacation rental use portion of this development, will be required (as per City Council motion of approval at Zone Change / Amendment) to have one property management provider for the entire project.
13. That seventy percent (70%) of Park Center Drive (from Coral Canyon Blvd. to Canyon Greens Drive) become a private street to allow for the 90° parking capability. This will need to be approved by the City Council and record as such before the recording of the final plat.

Council Member Granger asked where pull-through parking will be located. Short-term rents tend to have motorhomes and boats, and the design of the parking does not address this issue.

Community Development Director Ellerman explained a pull-through would be difficult to have anywhere in this area. However, the developer is planning to have stall, which would accommodate the recreational vehicles.

Council Member Granger stated the restaurant owner has also expressed concern about the motorhome and boat parking. She would like to have this addressed prior to approval.

Community Development Director Ellerman commented if Council would like to make this a condition, it is their prerogative to do so.

Council Member Belliston asked for clarification on the location of parking.

Community Development Director Ellerman reviewed the parking areas with Council.

Council Member Seegmiller commented his experience with nightly rentals would be the garage generally has amenities, such as pool tables, and movie centers. Therefore, the garage is not able to accommodate a vehicle.

Community Development Director Ellerman stated the subdivision falls under residential, which means Washington City can only require one covered, and one uncovered parking regardless of what it is being used for.

Council Member Turek stated he would like to have a secondary access.

Council Member Seegmiller stated there would be an issue with the distances between access points.

Council Member Turek commented they could have a secondary emergency access.

Council Member Belliston stated he would like to get a count of boat traffic in the current short term, so as to plan for that type of traffic in this development.

Council Member Granger stated this development is going to impact more than just Coral Canyon. She would like to see forethought before we create a problem.

Ben Willits stated he understands the parking is an issue in some areas. This area is going to have some of the same issues, but unfortunately there is no way to completely avoid this type of situation. He reviewed a parking area, which is currently a vacant parcel which SITLA has offered until such time of development. They currently have 20% additional parking than what is the minimum required by Washington City.

Council Member Belliston asked if this can be required because it is a PCD.

Community Development Director Ellerman stated the PCD was previously approved, so we cannot require it through the PCD. However, it could be required as part of the preliminary plat approval.

Council Member Belliston commented regardless if this is an Ordinance, Council does not have to approve something, when we know there is going to be an issue.

Mr. Willits stated if the ordinance does not require something, then it is not fair for them to then come back and have to do so.

Council Member Belliston stated the same discussion has been made in the zone change.

Mr. Willits stated hotels are not required to have pull through.

Community Development Director Ellerman stated the Holiday Inn does have pull through parking.

Mr. Willits stated there is not a standard set by Ordinance.

Council Member Turek stated if you work on approving the parking for boats and RV's it is only going to improve and enhance the project.

Council Member Seegmiller noted with the current design, there is very little area for large vehicle parking.

Council Member Turek stated he does not believe there needs to be too many stalls for this type of parking, but possibly 8 to 9, so people can see there recreations vehicles overnight, and not have issues for parking.

Council Member Seegmiller stated he does not want to have a temporary solution, and then in the future, the property is development, and there is nothing allowed in this development.

Council Member Granger agreed there does not need to be a lot of parking, but there should be some within the project.

Council Member Belliston commented he does not anticipate too many individuals needed the

large parking stalls, however, he does not feel comfortable not having something within the development.

Mr. Willits stated his questions would be what are the standards for this oversized parking.

Council Member Belliston asked if he would prefer to have public hearings to change the ordinance, or come up with some suggestions to accommodate what the Council is requesting.

Mr. Willits stated he is willing to make the accommodations.

Council Member Seegmiller stated he is happy with the landscaping, however, he feels having the boat parking in place would address one of the main concerns he has with this development.

Mr. Willits reviewed some potential additional parking on the maps.

Council Member Seegmiller made a motion to approve a Preliminary Plat the Coral Canyon Town Center Villas, located at approximately Canyon Greens Drive and Coral Canyon Boulevard with the findings and conditions of Staff and as recommended by the Planning Commission with the additional condition the Final Plat will reflect the following changes; to include no fewer than 4 large space parking stalls sized no smaller than 12 x 40, the off street parking on the east side of Park Center Drive be re-designed to include a private drive, in addition individual parking along the v-shaped alley be re-designed to include at least two pull through parking spaces, an emergency exit along the back alley near Coral Canyon Blvd. shall be designed and shown on the plan for emergency vehicle access. Council Member Granger seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye

Council Member Granger Aye

Council Member Seegmiller Aye

Council Member Turek. Aye

7. FINAL PLAT

A. Consideration to approve the Final Plat for The Estates at Green Spring subdivision, located at the north end of Northbridge Estates and west of Concord Parkway. Applicant: Brennan Holdings No 100, LLC

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for The Estates at Green Spring subdivision, located at the north end of Northbridge Estates and west of Concord Parkway. This particular subdivision is proposing 31 lots on an area covering 24.06 acres. The specific location of this subdivision is zoned Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The Preliminary Plat was approved back on June 8, 2016.

The Planning Commission unanimously recommended approval of the Final plat for The Estates at Green Spring subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Council Member Belliston asked if this is going to be built in all one phase.

Jim Raines stated they were originally going to phase the project, but due to the interest, they are going to complete the entire project, and hope to have the development sold out fairly quickly.

Council Member Turek made a motion to approve a Final Plat for The Estates at Green Spring subdivision, located at the north end of Northbridge Estates and west of Concord Parkway with the findings and conditions of Staff and as recommended by the Planning Commission. Council Member Belliston seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

8. RAP TAX

A. Consideration to approve the distribution of RAP Tax funds. Mayor Kenneth Neilson

Mayor Neilson reviewed the RAP Tax applicants.

Council Member Turek made a motion to award RAP Tax Funds to Brigham's Playhouse in the amount of \$25,177. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Seegmiller Aye
Council Member Turek Aye

Council Member Belliston made a motion to award RAP Tax Funds to Purgatory Clay Sports in the amount of \$5251.00. Council Member Turek seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Seegmiller Aye
Council Member Turek Aye

Council Member Turek made a motion to deny the request to the Days of 47 Dixie as it does not fall under the defined category of Rap Tax Funds. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Seegmiller Aye
Council Member Turek Aye

9. AGREEMENT

A. Consideration to approve an Agreement between R.O.A. General, Inc. and Washington City for an Outdoor Advertising Lease. City Manager Roger Carter / City Attorney Jeff Starkey

City Manager Roger Carter reviewed the Outdoor Advertising Lease with Council.

Council Member Seegmiller asked for minor modifications to the wording of the agreement.

Council Member Granger made a motion to approve an Agreement between R.O.A. General, Inc. and Washington City for an Outdoor Advertising Lease with the changes as discussed. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Seegmiller Aye
Council Member Turek. Aye

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Council Member Kolene Granger reminded Council of the July 20th Open House located at the Washington City Offices, and the July 21st Open House located at the Green Spring Clubhouse for the General Plan. They have also reviewed a number of Blue Can Opt Out request. As a

reminder, those requests are for undue hardships. However, she would like to encourage those feel they meet those requirements to feel free to submit their appeal.

11. CITY MANAGER REPORT

City Manager Roger Carter updated Council on current City projects. He also noted our Washington City Police Department has recently completed additional training and will now be equipped with aerosol narkan. This is a very impressive certification, and he is proud Washington City has been able to complete and now participate in this new training.

12. ADJOURNMENT

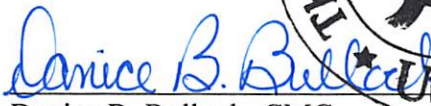
Council Member Seegmiller made a motion to adjourn the meeting. Council Member Turek seconded the motion; which passed with the following roll call vote:

*Council Member Belliston. Aye
Council Member Granger Aye
Council Member Seegmiller Aye
Council Member Turek Aye*

Meeting adjourned at 7:37 P.M.

Passed and approved this 27th day of July, 2016.

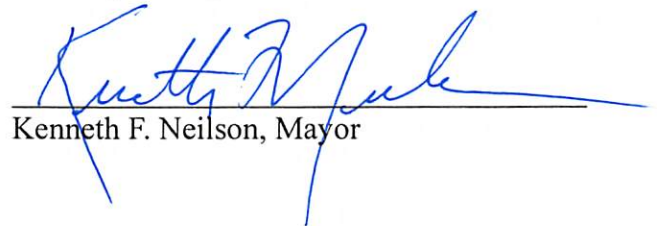
Attest by:



Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor

